HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Halifax CMA

Date Released: October 2015

Housing market intelligence you can count on

Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insights***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insights*** will be released shortly.

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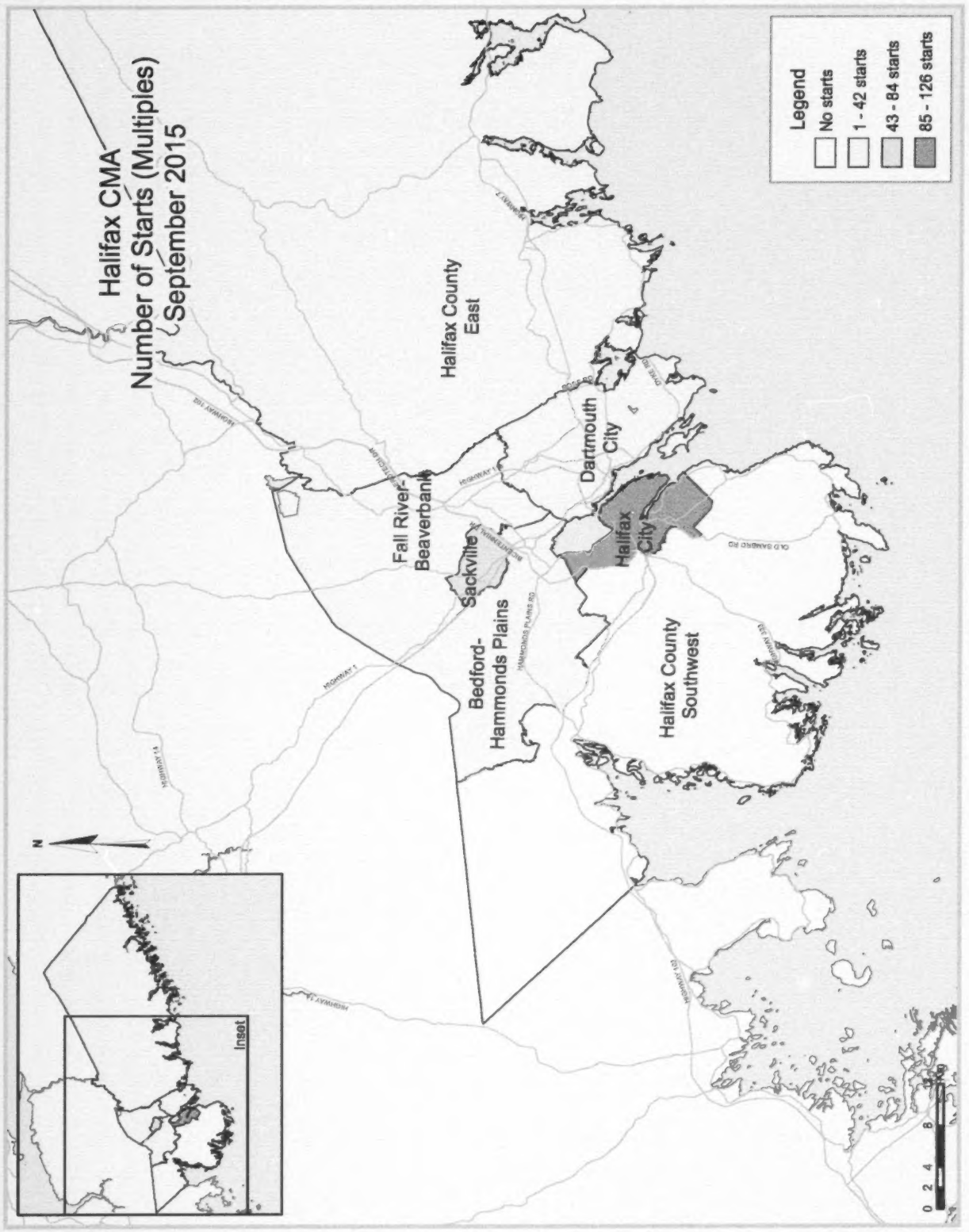
Halifax CMA
Number of Starts (Multiples)
September 2015
Legend
No starts
1 - 42 starts
43 - 84 starts
85 - 126 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
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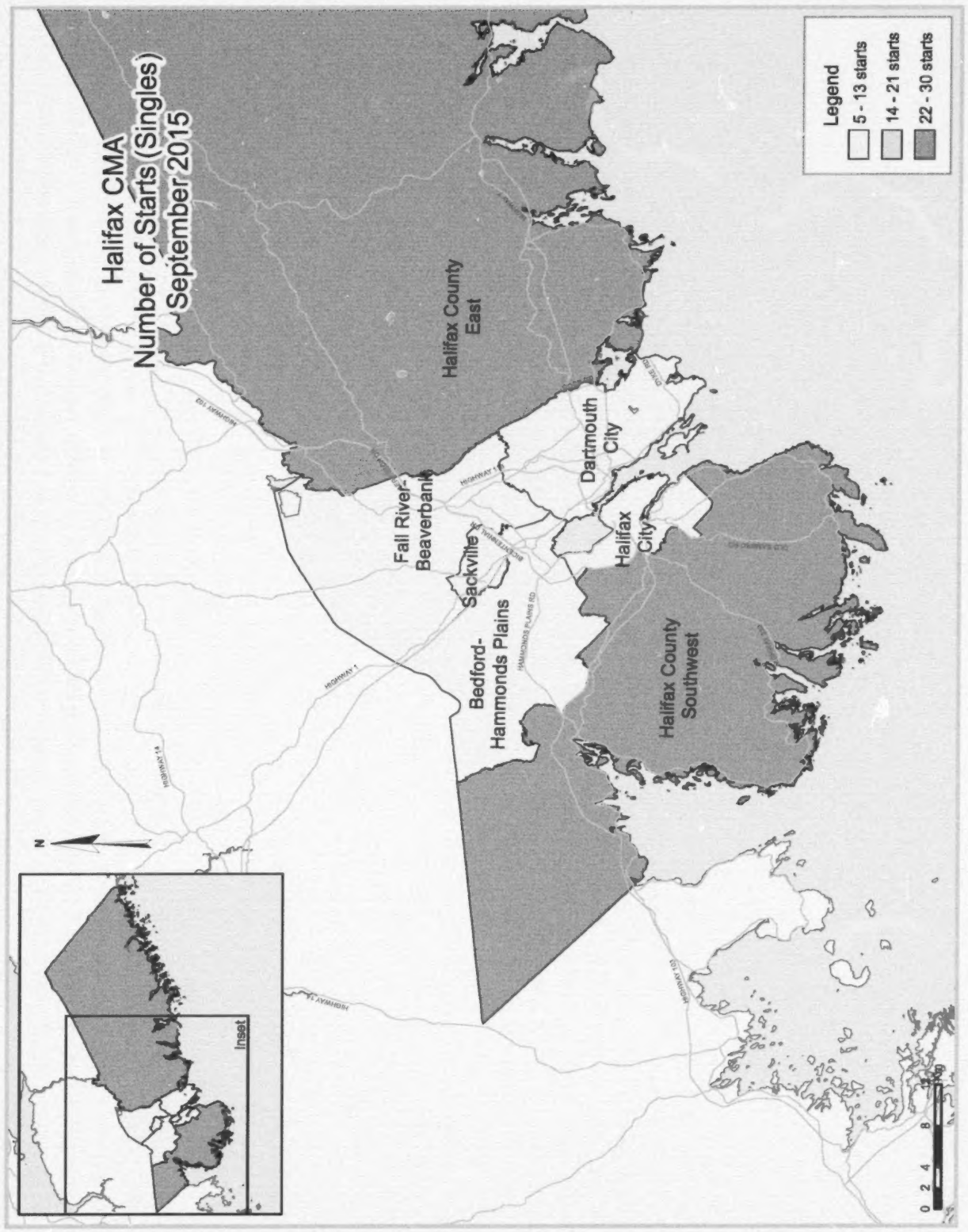
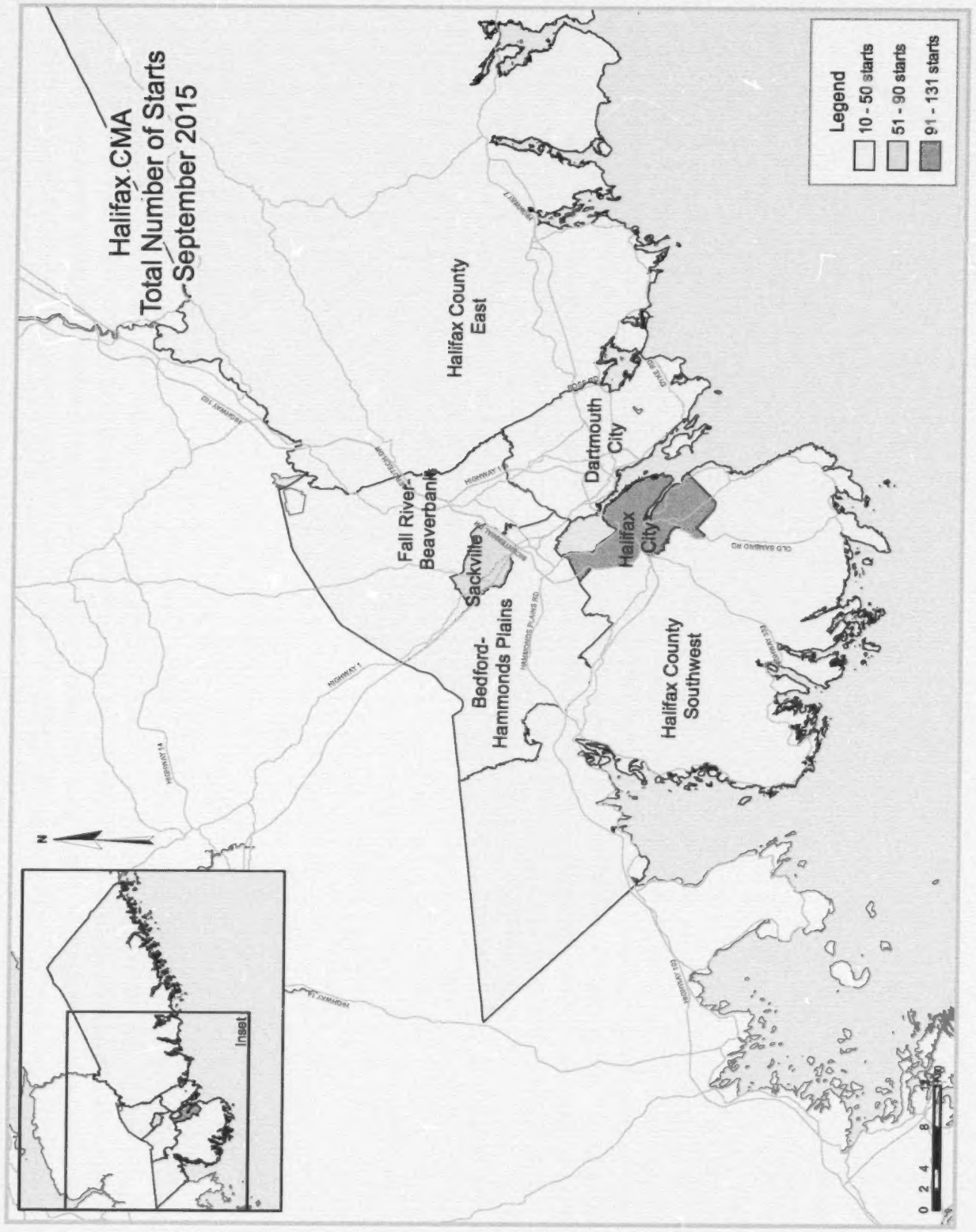
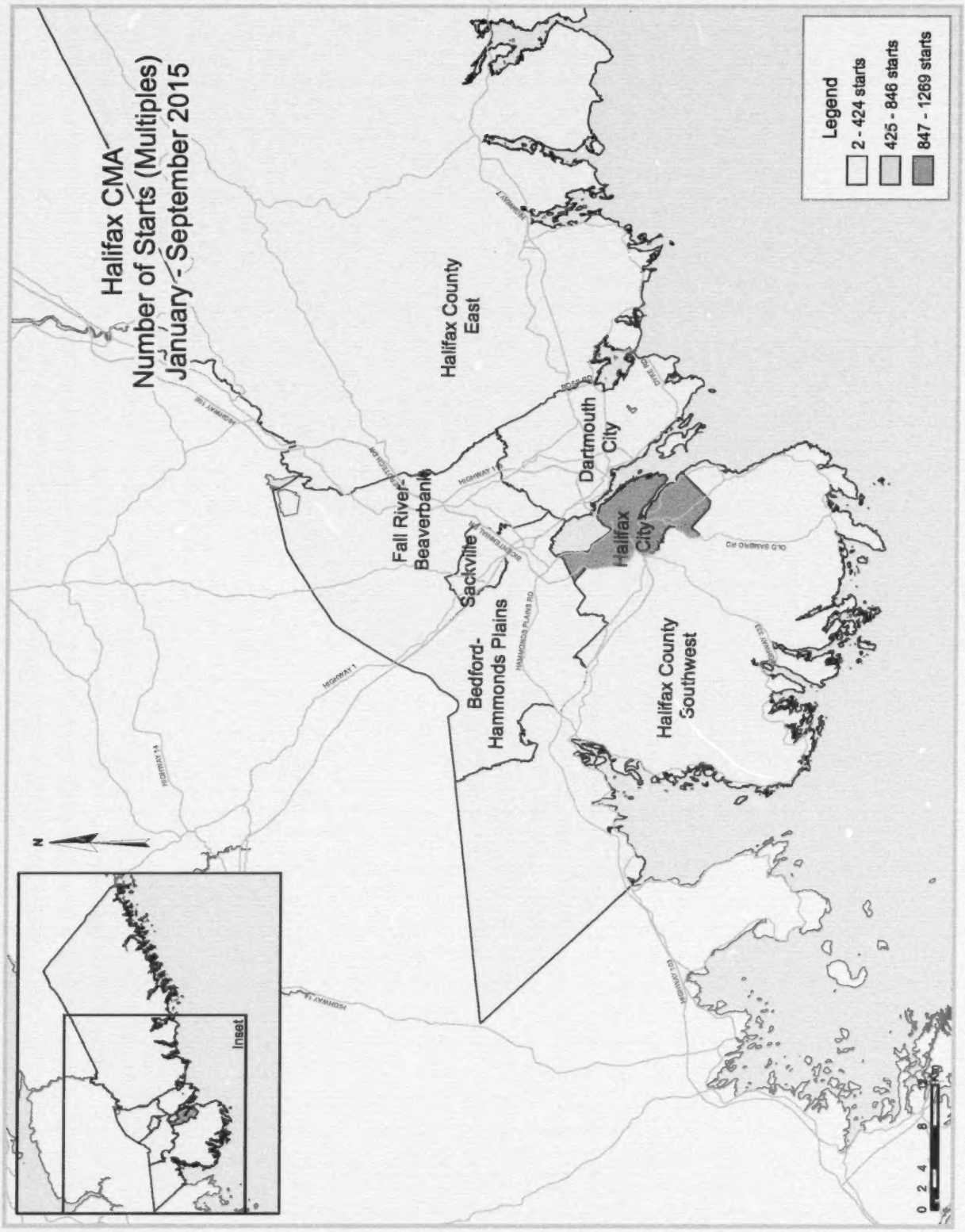
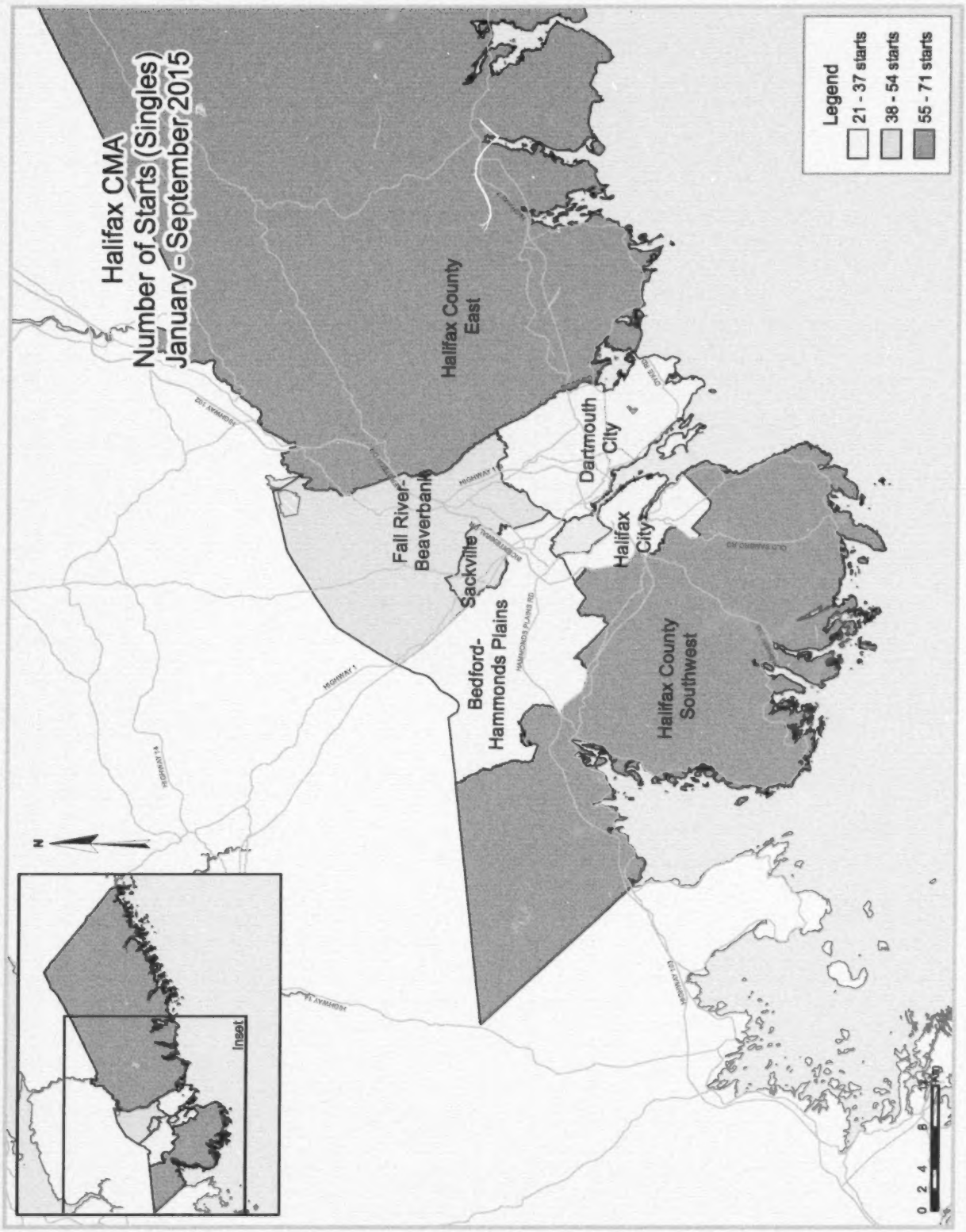
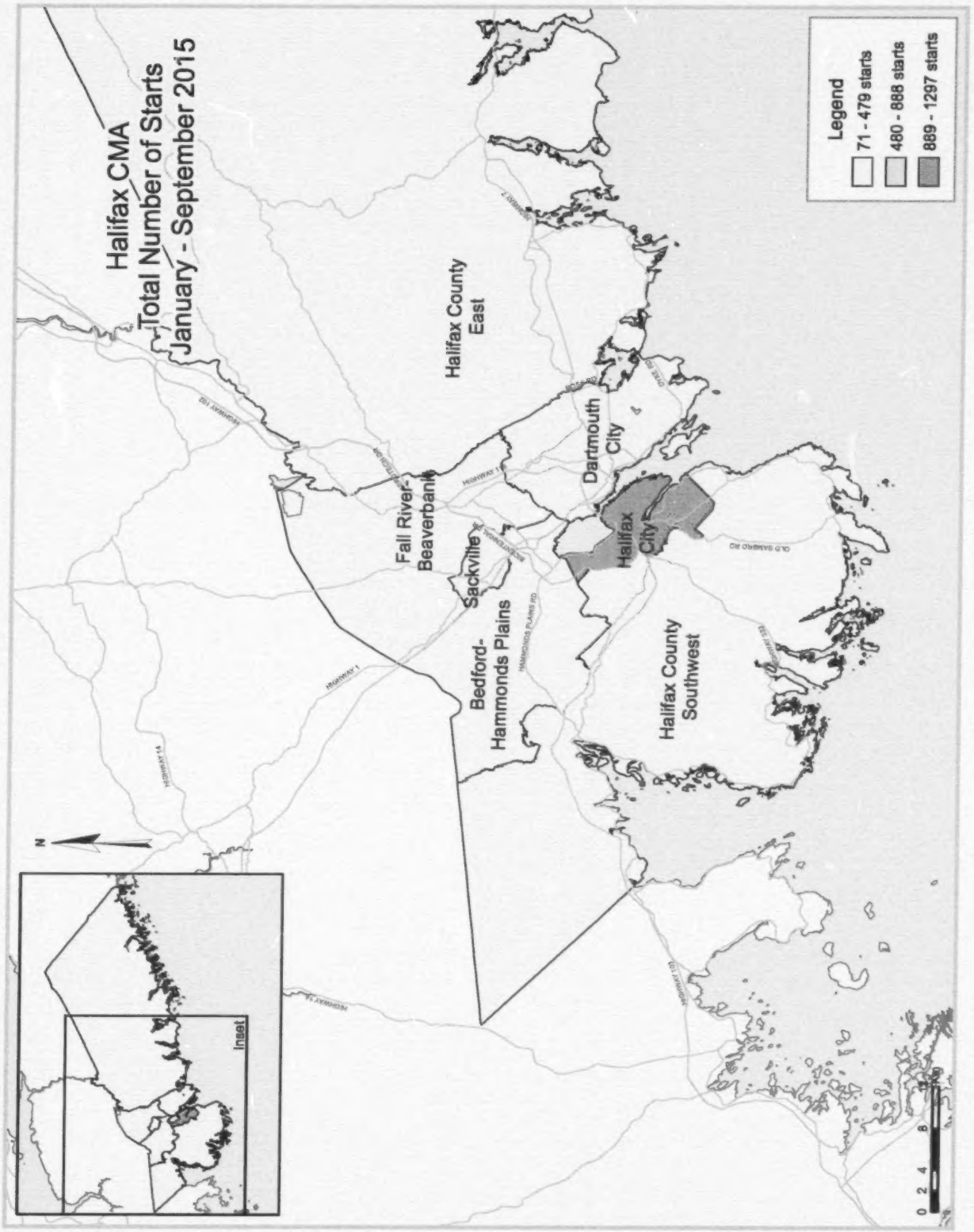

Halifax CMA
Number of Starts (Singles)
September 2015
Legend
5 - 13 starts
14 - 21 starts
22 - 30 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
HIGHWAY 102
HIGHWAY 1
HIGHWAY 14
HIGHWAY 7A
HIGHWAY 103
HAMMONDS PLAINS RD
N
Inset
0 2 4 8 12 16


Halifax CMA
Total Number of Starts
September 2015
Legend
10 - 50 starts
51 - 90 starts
91 - 131 starts
Halifax County East
Dartmouth City
Halifax City
Fall River Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
HIGHWAY 102
HIGHWAY 1
HIGHWAY 7
HIGHWAY 118
HIGHWAY 111
HIGHWAY 224
OLD SAMBRO RD
HAMMONDS PLAINS RD
N
Inset
0 2 4 8


Halifax CMA
Number of Starts (Multiples)
January - September 2015
Legend
2 - 424 starts
425 - 846 starts
847 - 1269 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
January - September 2015
Legend
21 - 37 starts
38 - 54 starts
55 - 71 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
January - September 2015
Legend
71 - 479 starts
480 - 888 starts
889 - 1297 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) September 2015		
Halifax CMA[1]	August 2015	September 2015
Trend[2]	3,776	4,329
SAAR	2,225	3,664
	September 2014	September 2015
Actual		
September - Single-Detached	60	91
September - Multiples	202	237
September - Total	262	328
January to September - Single-Detached	390	304
January to September - Multiples	971	1,991
January to September - Total	1,361	2,295

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Halifax CMA
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2015	86	14	14	0	0	0	5	209	328
September 2014	59	8	3	0	0	0	1	191	262
% Change	45.8	75.0	**	n/a	n/a	n/a	**	9.4	25.2
Year-to-date 2015	287	54	52	3	2	378	38	1,338	2,295
Year-to-date 2014	371	54	73	0	0	71	27	753	1,361
% Change	-22.6	0.0	-28.8	n/a	n/a	**	40.7	77.7	68.6
UNDER CONSTRUCTION									
September 2015	318	70	109	1	2	616	20	2,192	3,503
September 2014	335	54	143	0	0	203	30	1,897	2,674
% Change	-5.1	29.6	-23.8	n/a	n/a	**	-33.3	15.6	31.0
COMPLETIONS									
September 2015	53	2	5	2	0	0	7	297	366
September 2014	44	10	15	0	0	0	3	339	411
% Change	20.5	-80.0	-66.7	n/a	n/a	n/a	133.3	-12.4	-10.9
Year-to-date 2015	306	36	83	2	0	0	54	914	1,395
Year-to-date 2014	459	86	63	0	6	32	24	716	1,386
% Change	-33.3	-58.1	31.7	n/a	-100.0	-100.0	125.0	27.7	0.6
COMPLETED & NOT ABSORBED									
September 2015	73	14	33	1	3	2	n/a	n/a	126
September 2014	90	23	38	0	6	0	n/a	n/a	157
% Change	-18.9	-39.1	-13.2	n/a	-50.0	n/a	n/a	n/a	-19.7
ABSORBED									
September 2015	52	3	6	1	0	3	n/a	n/a	65
September 2014	42	12	9	0	0	0	n/a	n/a	63
% Change	23.8	-75.0	-33.3	n/a	n/a	n/a	n/a	n/a	3.2
Year-to-date 2015	315	43	72	1	0	49	n/a	n/a	480
Year-to-date 2014	453	91	65	0	0	0	n/a	n/a	609
% Change	-30.5	-52.7	10.8	n/a	n/a	n/a	n/a	n/a	-21.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Halifax City									
September 2015	5	6	14	0	0	0	0	106	131
September 2014	4	2	3	0	0	0	0	190	199
Dartmouth City									
September 2015	7	2	0	0	0	0	0	33	42
September 2014	8	0	0	0	0	0	0	0	8
Bedford-Hammonds Plains									
September 2015	8	4	0	0	0	0	2	0	14
September 2014	4	2	0	0	0	0	0	0	6
Sackville									
September 2015	4	0	0	0	0	0	1	68	73
September 2014	1	0	0	0	0	0	0	0	1
Fall River - Beaverbank									
September 2015	8	0	0	0	0	0	1	1	10
September 2014	11	2	0	0	0	0	0	1	14
Halifax County East									
September 2015	30	2	0	0	0	0	0	1	33
September 2014	26	2	0	0	0	0	0	0	28
Halifax County Southwest									
September 2015	24	0	0	0	0	0	1	0	25
September 2014	5	0	0	0	0	0	1	0	6
Halifax CMA									
September 2015	86	14	14	0	0	0	5	209	328
September 2014	59	8	3	0	0	0	1	191	262

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total[P]
	Freehold			Condominium					
	Single	Semi	Row, Ant. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Halifax City									
September 2015	39	26	48	0	0	506	0	1,554	2,173
September 2014	49	20	74	0	0	72	21	1,299	1,535
Dartmouth City									
September 2015	34	12	6	0	0	110	2	225	430
September 2014	37	6	4	0	0	71	1	233	364
Bedford-Hammonds Plains									
September 2015	38	8	10	0	0	0	2	146	271
September 2014	29	9	34	0	0	0	0	75	142
Sackville									
September 2015	32	0	29	0	0	0	0	184	300
September 2014	33	6	0	0	0	60	4	225	328
Fall River - Beaverbank									
September 2015	47	14	0	0	0	0	16	2	79
September 2014	55	16	16	0	0	0	0	65	152
Halifax County East									
September 2015	62	8	0	1	2	0	0	1	86
September 2014	76	2	0	0	0	0	0	0	78
Halifax County Southwest									
September 2015	66	2	16	0	0	0	0	80	164
September 2014	56	0	15	0	0	0	4	0	75
Halifax CMA									
September 2015	318	70	109	1	2	616	20	2,192	3,503
September 2014	335	54	143	0	0	203	30	1,897	2,674

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Halifax City									
September 2015	4	0	0	0	0	0	0	0	4
September 2014	9	4	15	0	0	0	0	110	138
Dartmouth City									
September 2015	2	0	0	0	0	0	0	233	235
September 2014	0	0	0	0	0	0	0	197	197
Bedford-Hammonds Plains									
September 2015	7	0	0	0	0	0	0	0	7
September 2014	2	2	0	0	0	0	0	0	4
Sackville									
September 2015	17	0	5	0	0	0	1	0	23
September 2014	3	0	0	0	0	0	1	32	36
Fall River - Beaverbank									
September 2015	5	2	0	0	0	0	5	64	76
September 2014	9	4	0	0	0	0	1	0	14
Halifax County East									
September 2015	11	0	0	2	0	0	0	0	13
September 2014	14	0	0	0	0	0	0	0	14
Halifax County Southwest									
September 2015	7	0	0	0	0	0	1	0	8
September 2014	7	0	0	0	0	0	1	0	8
Halifax CMA									
September 2015	53	2	5	2	0	0	7	297	366
September 2014	44	10	15	0	0	0	3	339	411

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Halifax City									
September 2015	15	6	15	0	0	0	n/a	n/a	36
September 2014	19	12	19	0	0	0	n/a	n/a	50
Dartmouth City									
September 2015	9	0	3	0	0	0	n/a	n/a	12
September 2014	15	2	4	0	0	0	n/a	n/a	21
Bedford-Hammonds Plains									
September 2015	13	1	6	0	0	0	n/a	n/a	20
September 2014	16	0	4	0	0	0	n/a	n/a	20
Sackville									
September 2015	9	3	8	0	0	2	n/a	n/a	22
September 2014	8	4	9	0	0	0	n/a	n/a	21
Fall River - Beaverbank									
September 2015	12	4	1	0	0	0	n/a	n/a	17
September 2014	18	5	0	0	0	0	n/a	n/a	23
Halifax County East									
September 2015	10	0	0	1	0	0	n/a	n/a	11
September 2014	7	0	0	0	0	0	n/a	n/a	7
Halifax County Southwest									
September 2015	5	0	0	0	3	0	n/a	n/a	8
September 2014	7	0	2	0	6	0	n/a	n/a	15
Halifax CMA									
September 2015	73	14	33	1	3	2	n/a	n/a	126
September 2014	90	23	38	0	6	0	n/a	n/a	157

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Halifax City									
September 2015	3	0	1	0	0	0	n/a	n/a	4
September 2014	7	4	6	0	0	0	n/a	n/a	17
Dartmouth City									
September 2015	4	0	2	0	0	0	n/a	n/a	6
September 2014	1	0	0	0	0	0	n/a	n/a	1
Bedford-Hammonds Plains									
September 2015	5	0	0	0	0	0	n/a	n/a	5
September 2014	5	3	2	0	0	0	n/a	n/a	10
Sackville									
September 2015	15	0	2	0	0	3	n/a	n/a	20
September 2014	2	1	1	0	0	0	n/a	n/a	4
Fall River - Beaverbank									
September 2015	7	3	1	0	0	0	n/a	n/a	11
September 2014	8	4	0	0	0	0	n/a	n/a	12
Halifax County East									
September 2015	11	0	0	1	0	0	n/a	n/a	12
September 2014	12	0	0	0	0	0	n/a	n/a	12
Halifax County Southwest									
September 2015	7	0	0	0	0	0	n/a	n/a	7
September 2014	7	0	0	0	0	0	n/a	n/a	7
Halifax CMA									
September 2015	52	3	6	1	0	3	n/a	n/a	65
September 2014	42	12	9	0	0	0	n/a	n/a	63

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Halifax CMA
2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	485	70	99	0	0	166	34	854	1,757
% Change	-27.6	-41.7	-39.3	n/a	n/a	130.6	183.3	-39.1	-28.0
2013	670	120	163	0	0	72	12	1,402	2,439
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
2012	989	186	115	2	18	161	7	1,276	2,754
% Change	10.6	9.4	-21.2	n/a	50.0	2.5	-30.0	-18.5	-6.8
2011	894	170	146	0	12	157	10	1,565	2,954
% Change	-14.0	9.0	-2.7	n/a	n/a	60.2	150.0	66.0	23.6
2010	1,039	156	150	0	0	98	4	943	2,390
% Change	18.9	32.2	19.0	n/a	-100.0	22.5	**	81.7	37.9
2009	874	118	126	0	15	80	1	519	1,733
% Change	-25.7	9.3	-16.6	n/a	36.4	-45.2	-90.0	5.3	-17.3
2008	1,177	108	151	0	11	146	10	493	2,096
% Change	0.7	-34.9	24.8	n/a	-69.4	-51.0	-73.7	-25.4	-15.8
2007	1,169	166	121	0	36	298	38	661	2,489
% Change	10.8	7.8	-6.2	n/a	140.0	12.0	**	-25.0	-0.9
2006	1,055	154	129	0	15	266	11	881	2,511
% Change	-12.9	5.5	-25.4	-100.0	87.5	-40.9	175.0	92.4	2.4
2005	1,211	146	173	1	8	450	4	458	2,451

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type September 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	% Change
Halifax City	5	4	6	2	14	3	106	190	131	199	-34.2
Dartmouth City	7	8	2	0	0	0	33	0	42	8	**
Bedford-Hammonds Plains	10	4	4	2	0	0	0	0	14	6	133.3
Sackville	5	1	0	0	0	0	68	0	73	1	**
Fall River - Beaverbank	9	11	0	2	0	0	1	1	10	14	-28.6
Halifax County East	30	26	2	2	0	0	1	0	33	28	17.9
Halifax County Southwest	25	6	0	0	0	0	0	0	25	6	**
Halifax CMA	91	60	14	8	14	3	209	191	328	262	25.2

Table 2.1: Starts by Submarket and by Dwelling Type January - September 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Halifax City	28	39	20	26	24	28	1,225	563	1,297	656	97.7
Dartmouth City	21	29	6	0	6	0	234	83	267	112	138.4
Bedford-Hammonds Plains	32	35	8	4	0	22	208	75	248	136	82.4
Sackville	41	38	0	0	22	4	189	50	252	92	173.9
Fall River - Beaverbank	51	77	10	22	24	16	2	65	87	180	-51.7
Halifax County East	60	99	10	2	0	0	1	0	71	101	-29.7
Halifax County Southwest	71	73	2	0	0	11	0	0	73	84	-13.1
Halifax CMA	304	390	56	54	76	81	1,859	836	2,295	1,361	68.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014
Halifax City	14	3	0	0	0	0	106	190
Dartmouth City	0	0	0	0	0	0	33	0
Bedford-Hammonds Plains	0	0	0	0	0	0	0	0
Sackville	0	0	0	0	0	0	68	0
Fall River - Beaverbank	0	0	0	0	0	0	1	1
Halifax County East	0	0	0	0	0	0	1	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	14	3	0	0	0	0	209	191

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Halifax City	24	24	0	4	378	0	847	563
Dartmouth City	6	0	0	0	0	71	213	0
Bedford-Hammonds Plains	0	22	0	0	0	0	141	75
Sackville	22	0	0	4	0	0	134	50
Fall River - Beaverbank	0	16	24	0	0	0	2	65
Halifax County East	0	0	0	0	0	0	1	0
Halifax County Southwest	0	11	0	0	0	0	0	0
Halifax CMA	52	73	24	8	378	71	1,338	753

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market September 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014
Halifax City	25	9	0	0	106	190	131	199
Dartmouth City	9	8	0	0	33	0	42	8
Bedford-Hammonds Plains	12	6	0	0	2	0	14	6
Sackville	4	1	0	0	69	0	73	1
Fall River - Beaverbank	8	13	0	0	2	1	10	14
Halifax County East	32	28	0	0	1	0	33	28
Halifax County Southwest	24	5	0	0	1	1	25	6
Halifax CMA	114	70	0	0	214	192	328	262

Table 2.5: Starts by Submarket and by Intended Market January - September 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Halifax City	71	89	378	0	848	567	1,297	656
Dartmouth City	29	28	0	71	217	1	267	112
Bedford-Hammonds Plains	38	61	0	0	143	75	248	136
Sackville	62	32	0	0	135	60	252	92
Fall River - Beaverbank	59	111	0	0	28	69	87	180
Halifax County East	64	99	5	0	2	2	71	101
Halifax County Southwest	70	78	0	0	3	6	73	84
Halifax CMA	393	498	383	71	1,376	780	2,295	1,361

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	% Change
Halifax City	4	9	0	4	0	15	0	110	4	138	-97.1
Dartmouth City	2	0	0	0	0	0	233	197	235	197	19.3
Bedford-Hammonds Plains	7	2	0	2	0	0	0	0	7	4	75.0
Sackville	18	4	0	0	5	0	0	32	23	36	-36.1
Fall River - Beaverbank	6	10	2	4	4	0	64	0	76	14	**
Halifax County East	13	14	0	0	0	0	0	0	13	14	-7.1
Halifax County Southwest	8	8	0	0	0	0	0	0	8	8	0.0
Halifax CMA	58	47	2	10	9	15	297	339	366	411	-10.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Halifax City	29	50	14	22	61	28	370	343	474	443	7.0
Dartmouth City	23	33	2	22	4	9	233	269	262	333	-21.3
Bedford-Hammonds Plains	26	59	6	10	24	8	70	0	126	77	63.6
Sackville	46	43	0	6	5	13	175	103	226	165	37.0
Fall River - Beaverbank	47	98	12	28	29	5	65	0	153	131	16.8
Halifax County East	74	118	0	4	0	3	0	32	74	157	-52.9
Halifax County Southwest	73	73	2	0	4	6	1	1	80	80	0.0
Halifax CMA	318	474	36	92	127	72	914	748	1,395	1,386	0.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014
Halifax City	0	15	0	0	0	0	0	110
Dartmouth City	0	0	0	0	0	0	233	197
Bedford-Hammonds Plains	0	0	0	0	0	0	0	0
Sackville	5	0	0	0	0	0	0	32
Fall River - Beaverbank	0	0	4	0	0	0	64	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	5	15	4	0	0	0	297	339

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Halifax City	45	28	16	0	0	0	370	343
Dartmouth City	4	9	0	0	0	0	233	269
Bedford-Hammonds Plains	16	8	8	0	0	0	70	0
Sackville	5	13	0	0	0	0	175	103
Fall River - Beaverbank	9	5	20	0	0	0	65	0
Halifax County East	0	0	0	3	0	32	0	0
Halifax County Southwest	4	6	0	0	0	0	1	1
Halifax CMA	83	69	44	3	0	32	914	716

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
September 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014
Halifax City	4	28	0	0	0	110	4	138
Dartmouth City	2	0	0	0	233	197	235	197
Bedford-Hammonds Plains	7	4	0	0	0	0	7	4
Sackville	22	3	0	0	1	33	23	36
Fall River - Beaverbank	7	13	0	0	69	1	76	14
Halifax County East	11	14	2	0	0	0	13	14
Halifax County Southwest	7	7	0	0	1	1	8	8
Halifax CMA	60	69	2	0	304	342	366	411

Table 3.5: Completions by Submarket and by Intended Market
January - September 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Halifax City	87	98	0	0	387	345	474	443
Dartmouth City	27	59	0	0	235	274	262	333
Bedford-Hammonds Plains	48	77	0	0	78	0	126	77
Sackville	50	56	0	0	176	109	226	165
Fall River - Beaverbank	66	127	0	0	87	4	153	131
Halifax County East	71	120	2	32	1	5	74	157
Halifax County Southwest	76	71	0	6	4	3	80	80
Halifax CMA	425	608	2	38	968	740	1,395	1,386

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
September 2015	1	33.3	0	0.0	0	0.0	0	0.0	2	66.7	3	-	-
September 2014	1	14.3	1	14.3	2	28.6	0	0.0	3	42.9	7	-	-
Year-to-date 2015	6	20.7	5	17.2	0	0.0	2	6.9	16	55.2	29	-	-
Year-to-date 2014	8	18.6	8	18.6	4	9.3	3	7.0	20	46.5	43	-	319,250
Dartmouth City													
September 2015	0	0.0	1	25.0	0	0.0	1	25.0	2	50.0	4	-	-
September 2014	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	8	32.0	2	8.0	0	0.0	5	20.0	10	40.0	25	-	-
Year-to-date 2014	17	37.8	4	8.9	7	15.6	0	0.0	17	37.8	45	-	-
Bedford-Hammonds Plains													
September 2015	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	-	-
September 2014	2	40.0	0	0.0	1	20.0	0	0.0	2	40.0	5	-	-
Year-to-date 2015	1	3.7	1	3.7	4	14.8	5	18.5	16	59.3	27	-	-
Year-to-date 2014	4	6.6	4	6.6	11	18.0	12	19.7	30	49.2	61	-	414,723
Sackville													
September 2015	0	0.0	0	0.0	3	21.4	0	0.0	11	78.6	14	-	-
September 2014	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2015	2	4.9	1	2.4	14	34.1	5	12.2	19	46.3	41	-	-
Year-to-date 2014	1	3.0	4	12.1	9	27.3	11	33.3	8	24.2	33	-	-
Fall River - Beaverbank													
September 2015	2	28.6	2	28.6	1	14.3	1	14.3	1	14.3	7	-	-
September 2014	1	12.5	4	50.0	1	12.5	0	0.0	2	25.0	8	-	-
Year-to-date 2015	9	16.1	8	14.3	9	16.1	9	16.1	21	37.5	56	-	441,827
Year-to-date 2014	12	13.5	23	25.8	22	24.7	8	9.0	24	27.0	89	-	439,819
Halifax County East													
September 2015	8	66.7	0	0.0	3	25.0	0	0.0	1	8.3	12	-	-
September 2014	11	91.7	1	8.3	0	0.0	0	0.0	0	0.0	12	-	231,717
Year-to-date 2015	39	57.4	8	11.8	10	14.7	2	2.9	9	13.2	68	-	288,613
Year-to-date 2014	64	58.2	17	15.5	16	14.5	4	3.6	9	8.2	110	260,000	297,710
Halifax County Southwest													
September 2015	0	0.0	1	14.3	1	14.3	2	28.6	3	42.9	7	-	-
September 2014	1	14.3	3	42.9	1	14.3	1	14.3	1	14.3	7	-	-
Year-to-date 2015	7	10.1	9	13.0	13	18.8	11	15.9	29	42.0	69	-	442,750
Year-to-date 2014	8	11.1	16	22.2	17	23.6	8	11.1	23	31.9	72	-	401,944
Halifax CMA													
September 2015	11	21.2	4	7.7	9	17.3	4	7.7	24	46.2	52	-	-
September 2014	17	40.5	9	21.4	6	14.3	2	4.8	8	19.0	42	-	353,157
Year-to-date 2015	72	22.9	34	10.8	50	15.9	39	12.4	120	38.1	315	400,000	460,069
Year-to-date 2014	114	25.2	76	16.8	86	19.0	46	10.2	131	28.9	453	360,000	387,934

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2015						
Submarket	Sept 2015	Sept 2014	% Change	YTD 2015	YTD 2014	% Change
Halifax City	--	--	n/a	--	--	n/a
Dartmouth City	--	--	n/a	--	--	n/a
Bedford-Hammonds Plains	--	--	n/a	--	--	n/a
Sackville	--	--	n/a	--	--	n/a
Fall River - Beaverbank	--	--	n/a	441,827	439,819	0.5
Halifax County East	--	--	n/a	288,613	297,710	-3.1
Halifax County Southwest	--	--	n/a	--	--	n/a
Halifax CMA	--	353,157	n/a	460,069	387,934	18.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	September 2015				September 2014				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price	Average Days on Market	Active Listings
Halifax City	65	420,946	94	936	88	322,670	88	910	-26.1	30.5	6.8	2.9
Dartmouth City	46	215,222	75	742	115	241,223	92	777	-60.0	-10.8	-18.5	-4.5
Bedford-Hammonds Plains	39	342,047	132	655	53	363,334	148	699	-26.4	-5.9	-10.8	-6.3
Sackville	20	193,215	94	299	26	218,373	93	308	-23.1	-11.5	1.1	-2.9
Halifax County Southwest	21	267,272	86	474	33	239,101	109	465	-36.4	11.8	-21.1	1.9
Halifax County East	17	217,882	125	372	32	162,816	134	389	-46.9	33.8	-6.7	-4.4
Outside Halifax-Dartmouth Board	31	194,719	101	320	28	167,613	181	335	10.7	16.2	-44.2	-4.5
Fall River-Beaver Bank	12	205,108	70	445	23	333,509	125	432	-47.8	-38.5	-44.0	3.0
Halifax CMA	251	287,969	96	4243	398	269,885	111	4315	-36.9	6.7	-13.5	-1.7

Submarket	Year-to-date 2015				Year-to-date 2014				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price	Average Days on Market	
Halifax City	910	358,576	94		873	331,513	93		4.2	8.2	1.1	
Dartmouth City	976	241,134	79		994	244,035	87		-1.8	-1.2	-9.2	
Bedford-Hammonds Plains	456	363,910	133		485	359,690	132		-6.0	1.2	0.8	
Sackville	277	211,643	98		330	217,635	91		-16.1	-2.8	7.7	
Halifax County Southwest	292	277,566	103		281	261,987	101		3.9	5.9	2.0	
Halifax County East	225	207,341	124		255	215,537	110		-11.8	-3.8	12.7	
Outside Halifax-Dartmouth Board	237	189,781	122		256	191,929	99		-7.4	-1.1	23.2	
Fall River-Beaver Bank	266	286,612	98		308	294,681	102		-13.6	-2.7	-3.9	
Halifax CMA	3,639	284,566	102	34%	3,782	276,763	99	36%	-3.8	2.8	3.0	

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Source: Nova Scotia Association of REALTORS®

Table 6: Economic Indicators
September 2015

		Interest Rates			NHPI, Total, Halifax CMA 2007=100	CPI, 2002 =100	Halifax Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	117.7	126.0	222	6.5	69.5	825
	February	595	3.14	5.24	117.6	127.0	222	6.4	69.3	831
	March	581	3.14	4.99	117.7	127.6	221	6.1	68.9	842
	April	570	3.14	4.79	117.6	127.7	222	5.9	68.9	853
	May	570	3.14	4.79	117.6	128.2	222	5.8	68.6	852
	June	570	3.14	4.79	117.6	127.7	222	5.7	68.6	854
	July	570	3.14	4.79	117.5	127.5	221	6.1	68.4	863
	August	570	3.14	4.79	117.5	127.7	221	6.1	68.3	870
	September	570	3.14	4.79	117.9	128.2	222	6.1	68.6	871
	October	570	3.14	4.79	118.0	128.2	225	5.9	69.2	874
	November	570	3.14	4.79	118.0	127.4	227	6.1	69.9	872
	December	570	3.14	4.79	118.0	126.2	228	6.2	70.3	869
2015	January	570	3.14	4.79	118.0	125.8	228	6.1	70.2	864
	February	567	2.89	4.74	118.5	126.9	227	6.2	69.9	870
	March	567	2.89	4.74	118.6	128.4	225	6.4	69.3	864
	April	561	2.89	4.64	118.6	128.3	222	6.8	68.7	866
	May	561	2.89	4.64	118.7	128.9	221	7.0	68.4	867
	June	561	2.89	4.64	118.9	128.9	221	6.7	68.0	881
	July	561	2.89	4.64	118.8	128.9	223	6.1	68.2	886
	August	561	2.89	4.64	118.8	128.8	225	5.7	68.3	879
	September	561	2.89	4.64		128.4	227	5.9	68.9	869
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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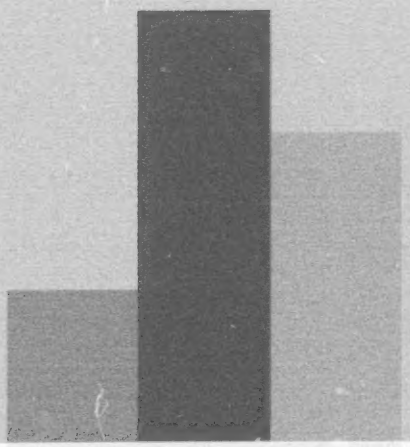

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